025.0	0005	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,700 / 836,700
					USE VALUE:	836,700 / 836,700
					ASSESSED:	836,700 / 836,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/TRUSTEE
Owner 2:	1020-1024 BEACON ST TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	ONE THIRTY FIVE LLC -
Owner 2:	-
Street 1:	180 MASS AVE 2ND FL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,582 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1950, having primarily Stucco Exterior and 3080 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	2582.000	438,700		398,000	836,700
Total Card	0.059	438,700		398,000	836,700
Total Parcel	0.059	438,700		398,000	836,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.66 | /Parcel: 271.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	418,000	0	2,582.	398,000	816,000	816,000	Year End Roll	12/18/2019
2019	111	FV	368,500	0	2,582.	422,800	791,300	791,300	Year End Roll	1/3/2019
2018	111	FV	368,500	0	2,582.	308,400	676,900	676,900	Year End Roll	12/20/2017
2017	111	FV	347,700	0	2,582.	268,600	616,300	616,300	Year End Roll	1/3/2017
2016	111	FV	347,700	0	2,582.	228,800	576,500	576,500	Year End	1/4/2016
2015	111	FV	316,500	0	2,582.	223,900	540,400	540,400	Year End Roll	12/11/2014
2014	111	FV	316,500	0	2,582.	184,100	500,600	500,600	Year End Roll	12/16/2013
2013	111	FV	316,500	0	2,582.	175,100	491,600	491,600		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONE THIRTY FIVE	51017-20		4/11/2008	Portion-Asst	600,000	No	No		
DEGIACOMO JAMES	48526-337		11/20/2006		475,000	No	No		
DE LORENZO FELI	48014-43		8/18/2006	Family	1	No	No		
DE LORENZO FELI	33257-22		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-31		9/22/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/1996	348	Manual	2,500					REROOF
8/5/1994	401	Manual	150					REPAIR PORCH
8/5/1994	400		500					REMODEL BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
2/18/2009	Measured	345	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		2582		Sq. Ft.	Site		0	80.	1.93	1									397,969						398,000	

Total AC/HA: 0.05927 | Total SF/SM: 2582 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 397,969 | Spl Credit | Total: 398,000

USER DEFINED

User Acct	16887
GIS Ref	
GIS Ref	
Insp Date	09/09/17
!2073!	
Prior Id # 1:	16887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	17:34:38

LAST REV

Date	Time
10/23/17	08:47:40
ekelly	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99090910
Const Adj.:	0.98940408
Adj $ / SQ:	137.257
Other Features:	205500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635848
Depreciation:	197113
Depreciated Total:	438735

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	4	HB	

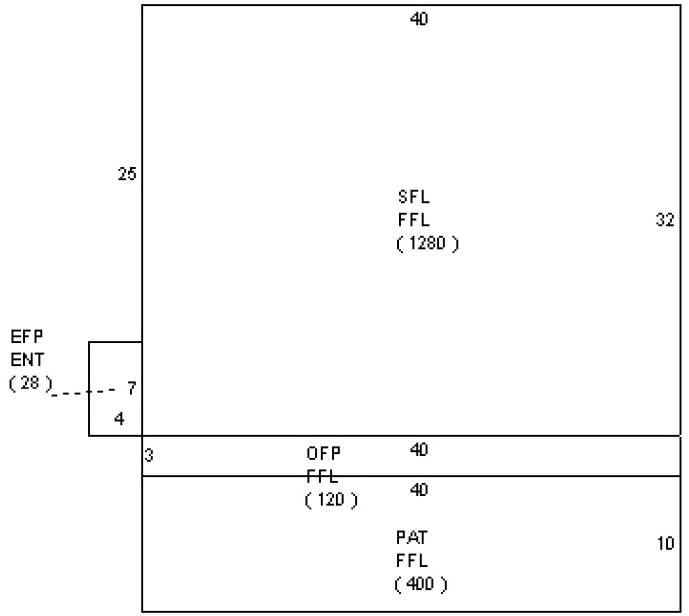
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
2	3	1	M
Totals			
4	14	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,800	137.260	247,063
SFL	Second Floor	1,280	137.260	175,689
PAT	Patio	400	3.150	1,261
OFP	Open Porch	120	29.930	3,592
EFP	Enclos Porch	28	71.830	2,011
ENT	ENTRY	28	26.120	731

Net Sketched Area:	3,656			Total:	430,347
Size Ad	3080	Gross Are	3656	FinArea	3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.26
Special Features:	0	Val/Su Net:	119.99
Final Total:	438700	Val/Su SzAd	142.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	